

161.0

0004

0004.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

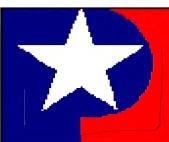
689,800 / 689,800

USE VALUE:

689,800 / 689,800

ASSESSED:

689,800 / 689,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		PROSPECT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MEDRI EDWARD E & MARISOL B

Owner 2:

Owner 3:

Street 1: 28 PROSPECT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476	Type:	

PREVIOUS OWNER

Owner 1: CONLON KAREN & KEVIN G TRUSTEE -

Owner 2: CONLON FAMILY TRUST -

Street 1: 28 PROSPECT AVE

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02476	Type:	

NARRATIVE DESCRIPTION

This parcel contains .196 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 1628 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8536	Sq. Ft.	Site			0	70.	0.79	8									473,254						473,300	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct			
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value										
101	8536.000	216,500		473,300	689,800										
Total Card	0.196	216,500		473,300	689,800					Entered Lot Size					
Total Parcel	0.196	216,500		473,300	689,800					Total Land:					
Source:	Market Adj Cost		Total Value per SQ unit /Card:	423.71	/Parcel: 423.71					Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	216,500	0	8,536.	473,300	689,800		Year end	12/23/2021
2021	101	FV	208,800	0	8,536.	473,300	682,100		Year End Roll	12/10/2020
2020	101	FV	208,800	0	8,536.	473,300	682,100	682,100	Year End Roll	12/18/2019
2019	101	FV	225,100	0	8,536.	473,300	698,400	698,400	Year End Roll	1/3/2019
2018	101	FV	225,100	0	8,536.	419,200	644,300	644,300	Year End Roll	12/20/2017
2017	101	FV	225,100	0	8,536.	351,600	576,700	576,700	Year End Roll	1/3/2017
2016	101	FV	225,100	0	8,536.	351,600	576,700	576,700	Year End	1/4/2016
2015	101	FV	187,400	0	8,536.	304,200	491,600	491,600	Year End Roll	12/11/2014

Parcel ID 161.0-0004-0004.A

!12610!

PRINT

Date

Time

12/30/21

15:15:16

LAST REV

Date

Time

06/29/18

10:00:16

apro

12610

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONLON KAREN &	67163-367		4/28/2016		650,000	No	No		
CONLON JACQUELI	56479-551		2/16/2011	Convenience		1	No	No	
	21159-566		5/1/1991		175,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/7/2016	2149	Insulate	7,200	C					6/6/2018	MEAS&NOTICE	BS	Barbara S
9/7/2016	2154	New Wind	10,850	C					3/8/2017	SQ Returned	EMK	Ellen K
									3/12/2009	Inspected	189	PATRIOT
									12/31/2008	Measured	336	PATRIOT
									11/23/1999	Meas/Inspect	263	PATRIOT
									7/19/1993		MF	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.19596

Total SF/SM: 8536

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 473,254

Spl Credit

Total: 473,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH				
Type: 21 - Split Level				Full Bath: 1	Rating: Average			SINK IN BSMT.								
Sty Ht: 1 - 1 Story				A Bath:	Rating:											
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:											
Foundation: 1 - Concrete				A 3QBth:	Rating:											
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average											
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:											
Sec Wall:		%		OthrFix: 1	Rating: Average											
Roof Struct: 1 - Gable				OTHER FEATURES												
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1								
Color: RED				A Kits:	Rating:											
View / Desir:				Fpl: 2	Rating: Average											
GENERAL INFORMATION				WSFlue:	Rating:											
Grade: C - Average				CONDOS INFORMATION												
Year Blt: 1960	Eff Yr Blt:			Location:												
Alt LUC:		Alt %:		Total Units:												
Jurisdct:		Fact:	.	Floor:												
Const Mod:				% Own:												
Lump Sum Adj:				Name:												
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN				
Avg Ht/FL: STD				Phys Cond: AV - Average	31%			Exterior:	No Unit	RMS	BRS	FL				
Prim Int Wal 1 - Drywall				Functional:		%		Interior:	1	6	3					
Sec Int Wall:		%		Economic:		%		Additions:								
Partition: T - Typical				Special:		%		Kitchen:								
Prim Floors: 3 - Hardwood				Override:		%		Baths:								
Sec Floors:		%		Total:	31%			Plumbing:								
Bsmnt Flr: 4 - Carpet				CALC SUMMARY				Electric:								
Subfloor:				Basic \$ / SQ: 100.00				Heating:								
Bsmnt Gar: 1				Size Adj.: 1.35000002				General:								
Electric: 3 - Typical				Const Adj.: 1.00999999				Totals:	1	6	3					
Insulation: 2 - Typical				Adj \$ / SQ: 136.350												
Int vs Ext: S				Other Features: 88000												
Heat Fuel: 2 - Gas				Grade Factor: 1.00												
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000												
# Heat Sys: 1				NBHD Mod:												
% Heated: 100		% AC:		LUC Factor: 1.00												
Solar HW: NO	Central Vac: NO			Adj Total: 313770												
% Com Wal	% Sprinkled			Depreciation: 97269												
				Depreciated Total: 216501												
MOBILE HOME				Make:		Model:		WtAv\$/SQ:	AvRate:	Ind.Val						
SPEC FEATURES/YARD ITEMS				Serial #:				Juris. Factor:		Before Depr:	136.35					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact Juris. Value
PARCEL ID 161.0-0004-0004.A																
More: N	Total Yard Items:				Total Special Features:										Total:	
IMAGE AssessPro Patriot Properties, Inc																